



Interoffice Memorandum

Received on June 10, 2025

Deadline: June 17, 2025

Publish: June 22, 2025

JUN 10 2025 3:52

06 JUN 10 25 3:45 PM

Date: June 10, 2025

TO: Jennifer Lara-Kilmetz, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development Office, BCC

FROM: Susan V. Ussach, P.E., CFM, Deputy Director/County Engineer, SW
Public Works Department

THRU: William Worley, Assistant Project Manager
Development Engineering Division, Public Works Department
Telephone: 407-836-7925
E-mail address: William.worley@ocfl.net

RE: **Request for Public Hearing PTV-24-11-035 – Zion Ortiz**

Applicant: Zion Ortiz
2425 Jersey Street
Orlando, Florida 32806

Location: S06/T23/R30 Petition to vacate a 30-foot-wide portion of a 60-foot-wide unopened and unimproved right-of-way known as E Crystal Lake Avenue within the Oak Forest Subdivision, containing a total of approximately 2070.00 square feet. Public interest was created by Plat Book U, Page 10, of the public records of Orange County, Florida. The parcel ID number is 06-23-30-6016-01-050. The parcel address is 2425 E. Jersey Street, and it lies in District 3.

Estimated time required for public hearing: Five (5) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Applicant/Abutters to Be notified: Yes – Mailing label is attached.

Request for Public Hearing PTV-24-11-035 – Zion Ortiz

Hearing by Fla. Statute # or code: Pursuant to Section 336.10 of the Florida Statutes.

Spanish contact person: Para más información acerca de esta vista pública, favor de comunicarse con la División de Ingeniería de Desarrollos (Development Engineering Division) al número 407-836-7921.

Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing label

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

For questions regarding this map,
please contact William Worley at
407-836-7925



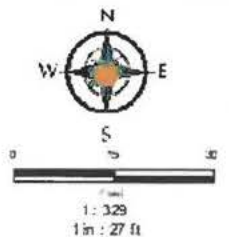
PTV-24-11-035
E Crystal Lake Drive



Proposed Vacation



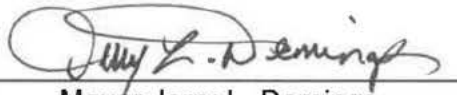
Subject Property



**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
June 3, 2025**

Request authorization to schedule a Public Hearing for the Petition to Vacate 24-11-035. This is a request from Zion Ortiz to vacate a 30-foot-wide portion of a 60-foot-wide unopened and unimproved right-of-way known as E Crystal Lake Avenue within the Oak Forest Subdivision. Public interest was created by the plat of Oak Forest Subdivision, Plat Book U Page 10 of the Public Records of Orange County, Florida and lies in District 3. The staff has no objection to this request.

Requested Action
Approved by



Mayor Jerry L. Demings



(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to William Worley via interoffice mail.

**PETITION REQUESTING VACATION OF
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

Public interest was created by the plat of Oak Forrest Subdivision as recorded in Plat Book U Page 10 of the Public Records of Orange County, Florida.

ATTACH SKETCH AND DESCRIPTION: Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement and showing its location in relation to the surrounding property.

SEE ATTACHED EXHIBIT 'A'

ABUTTING PROPERTY OWNER: Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit *may* also include any letters received from abutting property owners resulting from courtesy letters sent to them.

SEE ATTACHED EXHIBIT 'B'

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

SEE ATTACHED EXHIBIT 'C'

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:

[Signature]
Petitioner's Signature
(Include title if applicable)

Zion R. Ortiz
Print Name

Petitioner's Signature
(Include title if applicable)

Print Name

Address:

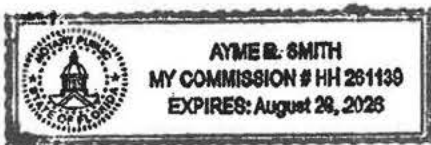
2425 E. Jersey Ave.
Orlando, FL 32806

Phone Number: (321) 295-1658 or 407-937-9645

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of May, 2025 who is personally known or who has produced FL DL as identification.



[Signature]
Signature of Notary
Ayne R. Smith
Print Name

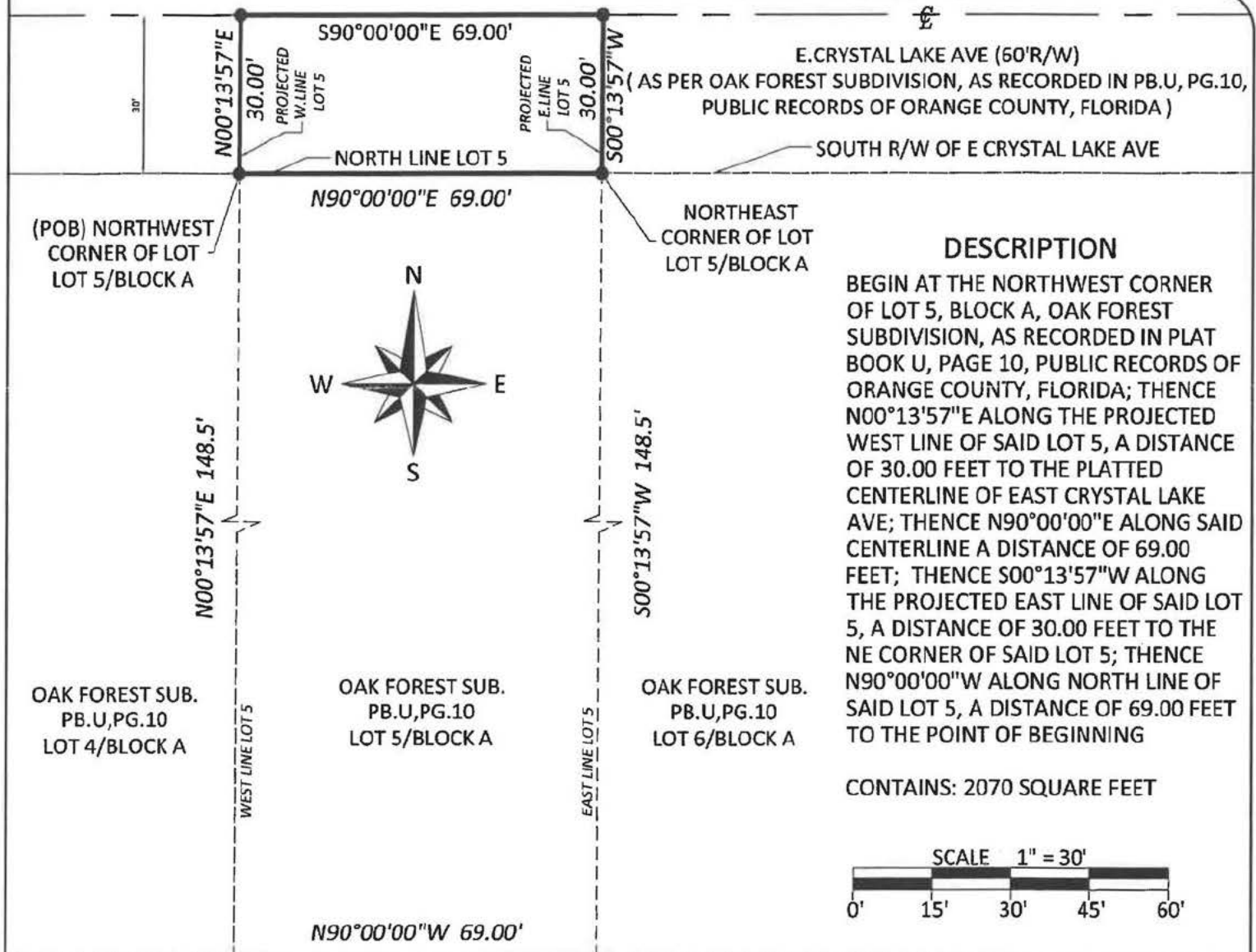
EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA

ok
SPBI
4/29/2025



JOB # 59431

SOD-59431-PREP

DATE: 4/2/2025

SCALE: 1" = 30'

DRAWN BY: RFR

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS
REQUIRED BY CHAPTER 53-17 FLORIDA BOARD OF LAND
SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA
STATUTES.

Frank A. Raymond, III
FRANK A. RAYMOND, III, PSM 5325

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE
THE SURVEY DATE OR REVISION DATE."

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." OR
THE ELECTRONIC SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY FRANK A. RAYMOND, III, PSM 5325.

THIS SKETCH IS NOT A SURVEY.

PREPARED FOR: CHRISTINA ORTIZ ORANGE COUNTY, FLORIDA

BEARING STRUCTURE IS ASSUMED AND BASED ON THE SOUTH R/W
OF E. CRYSTAL LAKE AVE, ORANGE COUNTY, FLORIDA, BEING N90°00'00"W

ACCURIGHT

ACCURIGHT SURVEYS
OF ORLANDO INC., LB 4475
2012 E. Robinson Street Orlando, Florida 32803
www.AccurightSurveys.net
Admin@AccurightSurveys.net
PHONE: (407) 894-6314

LEGEND

- Δ - CENTERLINE
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DOC # - DOCUMENT #
- ESMT - EASEMENT
- L - ARC LENGTH
- ORB - OFFICIAL RECORDS
- P&M - PLAT & MEASURED
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE

- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PT - POINT OF TANGENCY
- R/W - RIGHT OF WAY
- R - RADIUS
- TYP - TYPICAL
- UE - UTILITY EASEMENT

EXHIBIT "B"

Does not apply – petitioner owns all property
surrounding the area requested for vacation

EXHIBIT 'B'

ABUTTING PROPERTY OWNERS

As an abutting property owner, I hereby consent without objection, to the vacating of the Easement or Right of Way in the attached petition

[illegible]

EXHIBIT "C"

UTILITY LETTERS

CABLE TELEVISION:
Bright House Networks, LLC
3767 All American Bv.
Orlando, FL 32810

Date: February 3, 2025

Petition to Vacate:

Dear Mr. Ronald Tynes, Construction Supervisor,

I am in the process of requesting that Orange County vacate a 30-foot-wide portion of a 60-foot-wide unopened and unimproved right-of-way known as E Crystal Lake Avenue within the Oak Forest Subdivision, as shown on the enclosed map. The site address is 2425 E. Jersey Avenue and lies within the subdivision found in Plat Book "U", Page 10. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Zion or Christina Ortiz at 407-937-9645 or 321-295-1658.

Sincerely,

Christina and Zion Ortiz

- ☐ The subject parcel is NOT within our service area.
- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: _____

Signature: _____

Print Name: _____

Title: _____

Date: _____

Ronald B. Tynes
Ronald B. Tynes Jr
Construction Supervisor (Spectrum/Charter)
2-3-2025

NATURAL GAS:
TECO/Peoples Gas System, INC.
600 W. Robinson Street
Orlando, FL 32802

Date: January 31, 2025

Petition to Vacate:

Dear Mr. Shawn Winsor,

I am in the process of requesting that Orange County vacate a 30-foot-wide portion of a 60-foot-wide unopened and unimproved right-of-way known as E Crystal Lake Avenue within the Oak Forest Subdivision, as shown on the enclosed map. The site address is 2425 E. Jersey Avenue and lies within the subdivision found in Plat Book "U", Page 10. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Zion or Christina Ortiz at 407-937-9645 or 321-295-1658.

Sincerely,

Christina and Zion Ortiz

- ☐ The subject parcel is NOT within our service area.
- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: Please call 811 prior to construction in order to have locates performed.

Signature: Cheyenne Thompson
Print Name: Cheyenne Thompson
Title: Admin Specialist Sr.
Date: January 31, 2025

TELEPHONE:
AT&T

Date: November 18, 2024

Petition to Vacate:

Dear Ms. Jae Carico,

I am in the process of requesting that Orange County vacate a 30-foot-wide portion of a 60-foot-wide unopened and unimproved right-of-way known as E Crystal Lake Avenue within the Oak Forest Subdivision, as shown on the enclosed map. The site address is 2425 E. Jersey Avenue and lies within the subdivision found in Plat Book "U", Page 10. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.


Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Zion or Christina Ortiz at 407-937-9645.

Sincerely,

Christina and Zion Ortiz

- ☐ The subject parcel is NOT within our service area.
- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: _____

Signature: 
Print Name: **Jae Carico**
Title: **Senior Specialist Outside Plant Engineer**
Date: **11/18/2024**



February 25, 2025

Mr. Zion Ortiz
2425 E. Jersey Avenue
Orlando, Florida 32806

RE: Vacation of a portion of Platted E Crystal Lake Avenue; STR: 6-23-30

Dear Mr. Ortiz:

The Orlando Utilities Commission has no objection to the Vacation of 30-foot-wide portion of a 60-foot wide unimproved right-of-way known as E Crystal Lake Avenue platted within the OAK FOREST SUBDIVISION, according to the Plat thereof as recorded in Plat Book U, Page 10, of the Public Records of Orange County, Florida; lying in Section 6, Township 23 and Range 30 East. Shown on the attached drawing.

There are no existing OUC electric or water facilities located within this Vacation request.

If you have any questions, please call me at 407-434-2159.

Sincerely,

Rick Parker

Richard H. Parker, Jr.
Sr. Right-of-Way Agent
Property & Right-of-Way

2315
S BUMBY AVE
Apt A B

2419
S BUMBY AVE
Apt A B

2423
S BUMBY AVE
Apt A B

2447
S BUMBY AVE
Apt A B

| | |
|-----|-----|
| 75 | |
| 100 | 100 |
| 75 | 25 |
| 50 | 25 |
| 2 | 1 |
| 50 | 15 |

| | | | | | | | | | |
|---------------|---------|---------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 30 45.25 | 69 | 30 | | | | | | | |
| 58.5 01011 | 58.5 | 01011 | 69 | 69 | 69 | 69 | 69 | 68 | 59.98 |
| 45.25 | 69 | | | | A | | | | |
| 60 01012 | 90 | 01012 | 148.5 01010 | 148.5 01010 | 148.5 01010 | 148.5 01010 | 148.5 01010 | 148.5 01010 | 148.5 01010 |
| 1 45.25 | 2 69 | 3 69 | 4 69 | 5 69 | 6 69 | 7 69 | 8 68 | 9 59.99 | |

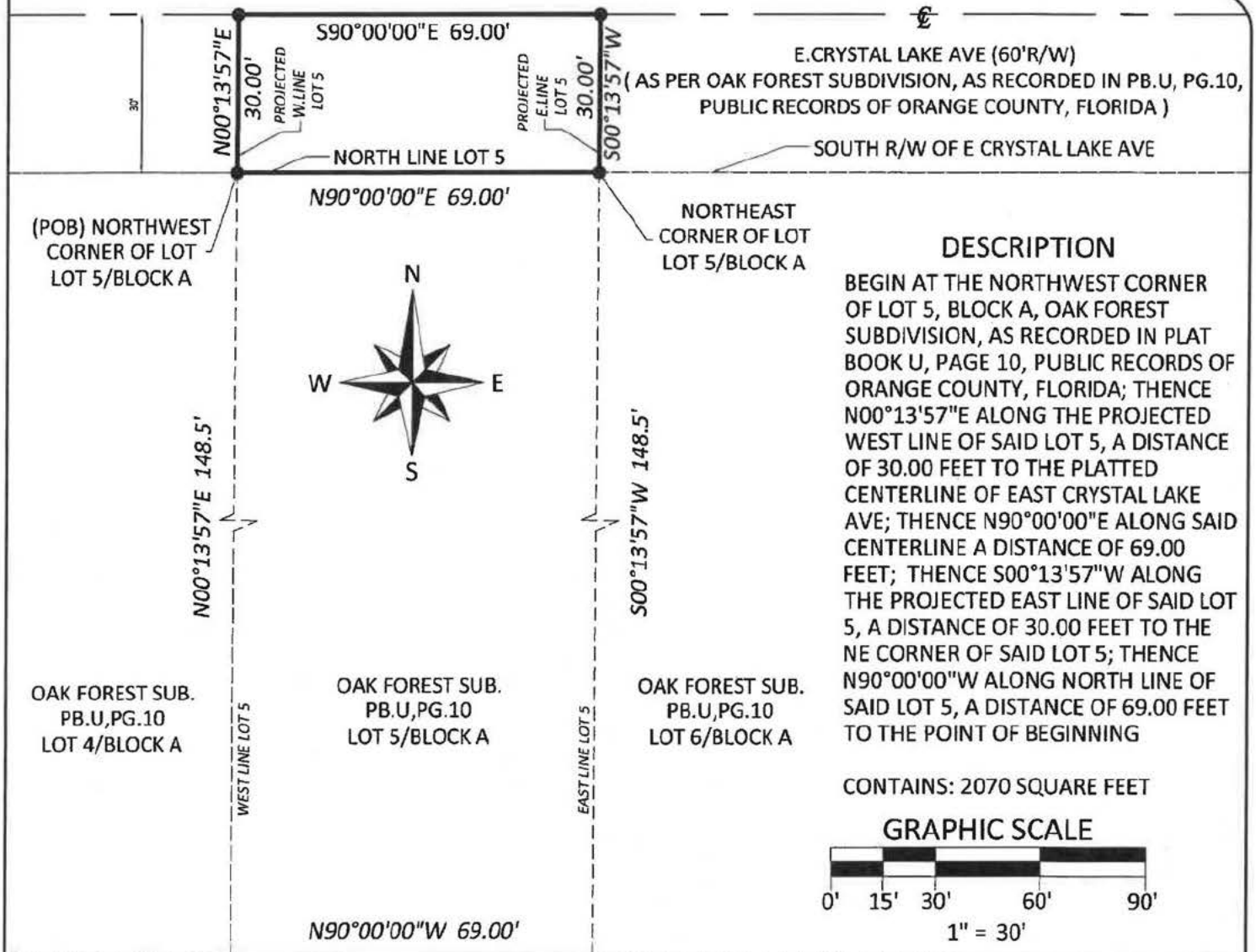
Clark St

| | |
|---|---|
| 1 | 2 |
| 2 | 3 |
| 3 | 4 |

| | | | | | | | |
|--------|-------|-------|-------|-------|-------|-------|-------|
| 50.25 | 75 | 75 | 120 | 66 | 66 | 66 | 64 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 103.5 | 108.5 | 148.5 | 148.5 | 148.5 | 148.5 | 148.5 | 148.5 |
| 55.25 | 75 | 75 | 120 | 66 | 66 | 66 | 64.02 |
| 40 | 40 | 40 | | | | | |
| 135.25 | 482 | | | | | | |

SKETCH OF DESCRIPTION

SECTION 6, TOWNSHIP 23SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA

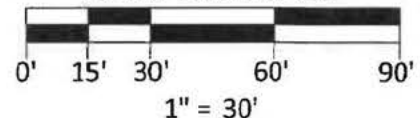


DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK A, OAK FOREST SUBDIVISION, AS RECORDED IN PLAT BOOK U, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°13'57"E ALONG THE PROJECTED WEST LINE OF SAID LOT 5, A DISTANCE OF 30.00 FEET TO THE PLATTED CENTERLINE OF EAST CRYSTAL LAKE AVE; THENCE N90°00'00"E ALONG SAID CENTERLINE A DISTANCE OF 69.00 FEET; THENCE S00°13'57"W ALONG THE PROJECTED EAST LINE OF SAID LOT 5, A DISTANCE OF 30.00 FEET TO THE NE CORNER OF SAID LOT 5; THENCE N90°00'00"W ALONG NORTH LINE OF SAID LOT 5, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING

CONTAINS: 2070 SQUARE FEET

GRAPHIC SCALE



JERSEY STREET 60'R/W

(AS PER OAK FOREST SUBDIVISION, AS RECORDED IN PB.U, PG.10,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA)

JOB # 59431

SOD-59431-PREP

DATE: 4/2/2025

SCALE: 1" = 30'

DRAWN BY: RFR

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



Digitally signed by Frank
A. Raymond III
Date: 2025.04.11
14:41:24 -0400

FRANK A. RAYMOND, III, PSM 5325
"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE
THE SURVEY DATE OR REVISION DATE."

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." OR
THE ELECTRONIC SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY FRANK A. RAYMOND, III, PSM 5325.

THIS SKETCH IS NOT A SURVEY.

PREPARED FOR: CHRISTINA ORTIZ ORANGE COUNTY, FLORIDA

BEARING STRUCTURE IS ASSUMED AND BASED ON THE SOUTH R/W
OF E. CRYSTAL LAKE AVE, ORANGE COUNTY, FLORIDA, BEING N90°00'00"W

ACCURIGHT

ACCURIGHT SURVEYS
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2012 E. Robinson Street Orlando, Florida 32803
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PHONE: (407) 894-6314

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DE - DRAINAGE EASEMENT
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ORB - OFFICIAL RECORDS
BOOK - PLAT & MEASURED
P&M - PLAT BOOK
PB - POINT OF CURVATURE
PC - POINT OF COMPOUND CURVATURE
PCC

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION
DALE V. MUDRAK, P.E., *Manager*
4200 South John Young Parkway - Orlando, Florida 32839-9205
407-836-7904 - Fax 407-836-8003
e-mail: dale.mudrak2@ocfl.net

June 3, 2025

Dear Christina Ortiz

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

Engineering ROW Review

Please contact William Blackham at 407-836-7352 with any questions.

EPD Review

Please contact Jonathan Dressler at 407-836-1523 with any questions.

Real Estate Management Review

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

Transportation Planning Review

Please contact Tammi Chami at 407-836-8016 with any questions.

Property Record - 06-23-30-6016-01-050

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary as of 11/18/2024

Property Name

2425 E Jersey Ave

Names

Ortiz Zion R

Municipality

ORG - Un-Incorporated

Property Use

0100 - Single Family

Mailing Address

2425 E Jersey Ave
Orlando, FL 32806-5022

Physical Address

2425 E Jersey Ave
Orlando, FL 32806

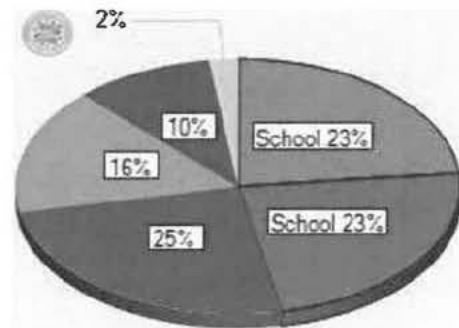
OR
Code
For
Mobile
Phone



2425 E JERSEY AVE, ORLANDO, FL 32806 5/20/2019 9:31 AM



302306601601050 10/23/2006



Value and Taxes

Historical Value and Tax Benefits

| Tax Year Values | | Land | Building(s) | Feature(s) | Market Value | Assessed Value |
|-----------------|--|-----------|-------------|------------|------------------------|------------------------|
| 2024 | <input type="button" value="W"/> <input type="button" value="MKT"/> | \$150,000 | + \$115,464 | + | \$0 = \$265,464 (6.0%) | \$206,074 (10%) |
| 2023 | <input checked="" type="button" value="✓"/> <input type="button" value="MKT"/> | \$130,000 | + \$120,478 | + | \$0 = \$250,478 (11%) | \$187,340 (10%) |
| 2022 | <input checked="" type="button" value="✓"/> <input type="button" value="MKT"/> | \$130,000 | + \$95,475 | + | \$0 = \$225,475 (10%) | \$170,309 (10%) |
| 2021 | <input checked="" type="button" value="✓"/> <input type="button" value="MKT"/> | \$120,000 | + \$84,772 | + | \$0 = \$204,772 | \$154,826 |

| Tax Year Benefits | | Tax Savings |
|-------------------|---|--------------|
| 2024 | <input type="button" value="W"/> <input type="button" value="\$"/> | \$572 |
| 2023 | <input checked="" type="button" value="✓"/> <input type="button" value="\$"/> | \$571 |
| 2022 | <input checked="" type="button" value="✓"/> <input type="button" value="\$"/> | \$500 |
| 2021 | <input checked="" type="button" value="✓"/> <input type="button" value="\$"/> | \$453 |

2024 Taxable Value and Estimate of Proposed Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|------------------------------------|------------|-----------|----------------|-----------------|-------------------|------|
| Public Schools: By State Law (Rle) | \$265,464 | \$0 | \$265,464 | 3.2160 (1.36%) | \$853.73 | 23 % |
| Public Schools: By Local Board | \$265,464 | \$0 | \$265,464 | 3.2480 (0.00%) | \$862.23 | 23 % |
| Orange County (General) | \$206,074 | \$0 | \$206,074 | 4.4347 (0.00%) | \$913.88 | 25 % |
| Unincorporated County Fire | \$206,074 | \$0 | \$206,074 | 2.8437 (26.74%) | \$586.01 | 16 % |
| Unincorporated Taxing District | \$206,074 | \$0 | \$206,074 | 1.8043 (0.00%) | \$371.82 | 10 % |
| Library - Operating Budget | \$206,074 | \$0 | \$206,074 | 0.3748 (0.00%) | \$77.24 | 2 % |
| St Johns Water Management District | \$206,074 | \$0 | \$206,074 | 0.1793 (0.00%) | \$36.95 | 1 % |
| | | | 16.1008 | | \$3,701.86 | |

2024 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---------------------------|-------------------------------|-------|----------|-----------------|
| COUNTY SPECIAL ASSESSMENT | FCC - GARBAGE - (407)836-6601 | 1.00 | \$300.00 | \$300.00 |
| | | | | \$300.00 |

Tax Savings

| | |
|---|--------------|
| 2025 Estimated Gross Tax Total: | \$4,001.86 |
| Your property taxes without exemptions would be | \$4,274.18 |
| Your ad-valorem property tax with exemptions is | – \$3,701.86 |
| Providing You A Savings Of | = \$572.32 |

Property Features

Property Description

OAK FOREST SUB U/10 LOT 5 BLK A

Total Land Area

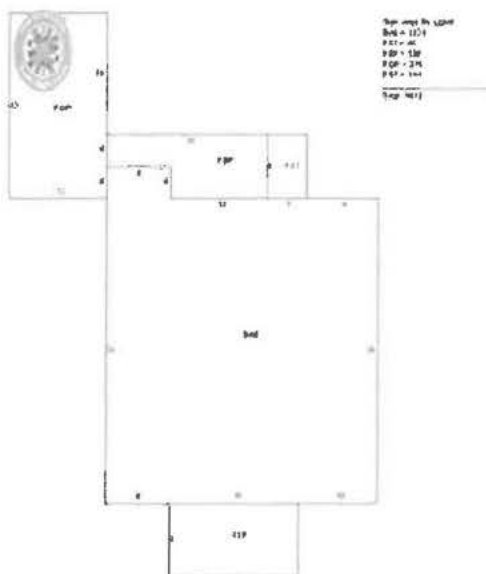
10,243 sqft (+/-) | 0.24 acres (+/-) GIS Calculated

Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|----------------------|--------|------------|--------------|------------|------------------|-------------|
| 0100 - Single Family | R-1A | 1 LOT(S) | \$150,000.00 | \$150,000 | \$0.00 | \$150,000 |

Buildings

| Model Code | 01 - Single Fam Residence | Subarea Description | Sqft | Value |
|--------------------|-----------------------------|---------------------|------|-----------|
| Type Code | 0103 - Single Fam Class III | BAS - Base Area | 1324 | \$179,455 |
| Building Value | \$115,464 | FEP - F/Enc Prch | 128 | \$12,199 |
| Estimated New Cost | \$219,847 | FGR - Fin Garage | 276 | \$18,705 |
| Actual Year Built | 1955 | FSP - F/Scr Prch | 144 | \$6,777 |
| Beds | 3 | FST - Fin Storge | 40 | \$2,711 |
| Baths | 2.0 | | | |
| Floors | 1 | | | |
| Gross Area | 1912 sqft | | | |
| Living Area | 1452 sqft | | | |
| Exterior Wall | Conc/Cindr | | | |
| Interior Wall | Plastered | | | |



Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|------------|-------|------------|------------|
| There are no extra features associated with this parcel | | | | |

Sales

Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|------------|-------------|---------------|--------------|----------------|---------------------------|-----------------|----------|
| 03/19/2024 | \$409,500 | 20240170450 / | | Warranty Deed | Trombly Glenn L | Ortiz Zion R | Improved |
| 03/11/2024 | \$100 | 20240170448 / | | Quitclaim Deed | Grace Gilda | Trombly Glenn L | Improved |
| 07/15/2011 | \$80,000 | 20110371595 | 10241 / 1809 | Trustee's Deed | Garfinkel Matthew Trustee | Trombly Glenn L | Improved |
| 04/01/1986 | \$100 | 19862523777 | 03787 / 0720 | Warranty Deed | | | Improved |

Similar Sales

| Address | Sale Date | Sale Amount | \$/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|-------------------|------------|-------------|---------|----------------|------------|--------------|-----------|
| 2439 E Jersey Ave | 09/05/2024 | \$173,200 | \$156 | Quitclaim Deed | 2/1 | 20240517406 | / |
| 2425 E Jersey Ave | 03/19/2024 | \$409,500 | \$282 | Warranty Deed | 3/2 | 20240170450 | / |
| 2435 E Jersey Ave | 12/11/2023 | \$310,000 | \$350 | Warranty Deed | 2/1 | 20230718154 | / |

Services for Location

TPP Accounts At Location

| Account | Market Value | Taxable Value | Business Name(s) | Business Address |
|--|--------------|---------------|------------------|------------------|
| There are no TPP Accounts associated with this parcel. | | | | |

Schools

Lake Como School (Middle School)

Lake Como School (Elementary)

| | |
|---------------------|---------------------------|
| Principal | Cooper Alexander |
| Office Phone | 407.897.6430 |
| Grades | 2023: 2022: B 2019: B |

Boone (High School)

| | |
|---------------------|---------------------------|
| Principal | Dr. Hector Maestre III |
| Office Phone | 407.893.7200 |
| Grades | 2023: 2022: B 2019: A |

Utilities/Services

| | |
|-----------------------------|------------------------------|
| Electric | Orlando Utilities Commission |
| Water | Orlando Utilities Commission |
| Recycling (Monday) | Orange County |
| Trash (Monday) | Orange County |
| Yard Waste (Tuesday) | Orange County |

Elected Officials

| | |
|----------------------------------|-------------------------|
| State Senate | Linda Stewart |
| County Commissioner | Mayra Uribe |
| School Board Representative | Alicia Farrant |
| State Representative | Anna Eskamani |
| US Representative | Maxwell Alejandro Frost |
| Orange County Property Appraiser | Amy Mercado |

Nearby Amenities (1 mile radius)

| | |
|---|----|
| ATMS | 5 |
| Banks & Financial Institutions | 2 |
| Barber Shops | 3 |
| Beauty Salons | 18 |
| Child Daycare | 8 |
| Dentists Offices | 4 |
| Dry Cleaners | 2 |
| Gas Stations | 7 |
| Grocery Store | 1 |
| Gyms & Fitness | 5 |
| Nail Salons | 3 |
| Optometrists Offices | 3 |
| Pharmacy | 4 |
| Restaurants | 13 |

Market Stats

Sales Within Last 1 Year

Oak Forest Sub

| | Sales Within Last 6 Months | | | Sales Between 6 Months To One Year | | | | |
|---------------------------|----------------------------|---------------------------|---------------------------|------------------------------------|-------|---------------------------|---------------------------|-----------|
| | Count | Median | Average | Volume | Count | Median | Average | Volume |
| Single Family Residential | 1 | \$173,200 (\$156/SqFt) | \$173,200 (\$156/SqFt) | \$173,200 | 2 | \$359,750 (\$316/SqFt) | \$359,750 (\$316/SqFt) | \$719,500 |

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: _____

This is a Subsequent Form: _____

For
staff
use
only

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls):

Zion Ortiz, 2425 E. Jersey Ave. Orlando, FL 32806

Name and Address of Principal's Authorized Agent, if applicable: _____

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
2. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
3. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
4. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
5. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

Part II

Expenditures:

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

| Date of Expenditure | Name of Party Incurring Expenditure | Description of Activity | Amount Paid |
|----------------------------|-------------------------------------|-------------------------|-----------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| TOTAL EXPENDED THIS REPORT | | | \$ 0 |

For Staff Use Only:

Initially submitted on _____

Updated on _____

Project Name (as filed) _____

Case Number _____

Part III**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

[Signature]
Signature of ☒ Owner, ☐ Contract Purchaser
or ☐ Authorized Agent

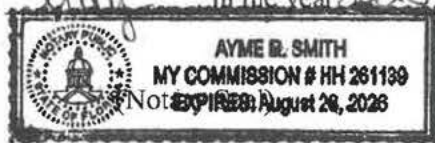
Date: 5.30.25Print Name and Title of Person completing this form: Zion R. Ortiz Owner

STATE OF FLORIDA :

COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 30th day of May, 2025 by Zion R. Ortiz. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 30th day of May in the year 2025.



[Signature]
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
8/28/2025

Staff signature and date of receipt of form

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

For Staff Use Only:

Initially submitted on _____

Updated on _____

Project Name (as filed) _____

Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE
COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For
staff
use
only

Part I**INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**Name: Zion R. OrtizBusiness Address (Street/P.O. Box, City and Zip Code): 2425 E. Jersey Ave.
Orlando, FL 32806

Business Phone () _____

Facsimile () _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone () _____

Facsimile () _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:**(Agent Authorization Form also required to be attached)**

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone () _____

Facsimile () _____

For Staff Use Only:

Initially submitted on _____

Updated on _____

Project Name (as filed) _____

Case Number _____

Part II

**IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A
RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?**

___ YES X NO

**IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE
OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?**

___ YES X NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME
OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY
MEMBER OF THE BCC? (When responding to this question please consider all
consultants, attorneys, contractors/subcontractors and any other persons who may have
been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with
obtaining approval of this item.)**

___ YES X NO

If you responded "YES" to any of the above questions, please state with whom and
explain the relationship:

(Use additional sheets of paper if necessary)

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

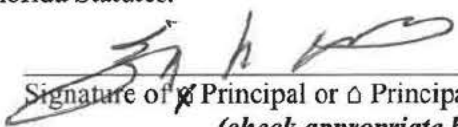
Case or Bid No. _____

Part III

ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 5-30-25

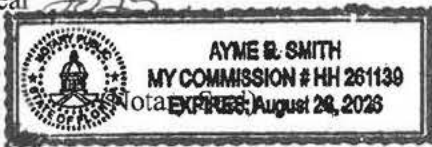

Signature of ☒ Principal or ☐ Principal's Authorized Agent
(check appropriate box)

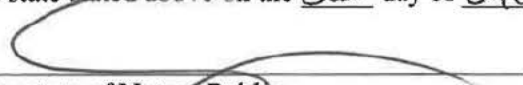
PRINT NAME AND TITLE: Zion R. Ortiz - Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 30th day of May, 2025 by Zion R. Ortiz. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 30th day of May, in the year 2025.




Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 8/28/2026

Staff signature and date of receipt of form _____

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.



INVOICE

Orange County Public Works Department
4200 South John Young Parkway
Orlando, FL 32839

Invoice To :

Christina Ortiz

FL

Invoice No : 5687833

Invoice Date : Jun 03, 2025

Folder # : 24 217172 000 00 PTV

Case Number : PTV-24-11-035

Project Name : E Crystal Lake Avenue

FEE DESCRIPTION

AMOUNT

| | | |
|---------------------|----------------------|----------|
| PTV Application Fee | - 1002-072-2700-4180 | 1,003.00 |
|---------------------|----------------------|----------|

| | |
|----------------|----------|
| TOTAL : | 1,003.00 |
|----------------|----------|

| | |
|---------------------------|------|
| PAYMENT RECEIVED : | 0.00 |
|---------------------------|------|

| | |
|------------------|----------|
| BALANCE : | 1,003.00 |
|------------------|----------|

1757

A handwritten signature in black ink, appearing to be "Bto".

O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708
WWW.OCFL.NET

Cashier: Waleed
03-Jun-2025 11:03:20A

Invoice PW: 1757
1 PTV 2700-4180 \$1,003.00

Total \$1,003.00

CHECK SALE \$1,003.00

Clover ID: HP5QFXDA15Q1A
Payment 7622J7JJQC00W

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

<https://clover.com/privacy/m/jrnxwedcqm0d1>

Clover Privacy Policy
<https://clover.com/privacy>

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ZION R ORTIZ
2425 E JERSEY AVE
ORLANDO, FL 32806
407-937-9645

57-311/1240 1003

DATE 6-2-25

PAY TO THE ORDER OF Orange County BCL \$ 1003.00

ally BANK.

MEMO PTV-24-11-035

One thousand three and 00/100 DOLLARS

MP